

EXHIBIT B

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Nassau County Clerk
RECORDS OFFICE
RECORDING PAGE

Deed Number (RETT):
RERE 006059

Type of Instrument: Deed

Recorded: 10/08/1999

Control No: 199910081878

At: 4:15:08 PM

In Liber: 11116

AL
STEINBERG

Of: Deed Book

From Page: 0493

Through Page: 0497

MARK
MIRVIS

Refers to Liber: 00000

Of:

Page: 0000

Location:	Section:	Block:	Lot:	Unit:
Hempstead (2820)	00000042	00266-00	00001	

EXAMINED AND CHARGED AS FOLLOWS:

Consider Amt \$ 740,000.00

Received The Following Fees For Above Instrument

		Exempt			Exempt
Recording \$	30.00	NO	Equal/Cty \$	5.00	NO
Cty RETT \$		YES	State Fee \$	4.75	NO
St. Fee/Cty \$.25	NO	Trans Tax \$	2,960.00	NO
			Surchg/NYS \$	22.00	NO
Surchg/Cty \$	3.00	NO			

Fees
Paid: \$ 3,025.00

Deed Number (RETT): RERE 006059

THIS PAGE IS A PART OF THE INSTRUMENT

KAL001

Karen V. Murphy
County Clerk, Nassau County



199910081878



Recorder Form No. 38002

Form 8002-1-01-2004—Mortgage and Sale Deed, with COVENANT AGAINST HIRENOR'S ACTS—Individual or Corporation. (single sheet)

Belle-11532N

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 24th day of ~~August~~ ^{September}, nineteen hundred and ninety-nine
 BETWEEN AL STEINBERG and BEULA STEINBERG, his wife, both
 residing at 289 Bayberry Drive, Hewlett Harbor, N.Y.

party of the first part, and MARK MIRVIS and LYUBOV MIRVIS, his wife,
 both residing at 4232 Bedford Avenue, Brooklyn, N.Y.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

As more particularly described on Schedule A

SAID premises being known as 289 Bayberry Drive, Hewlett Harbor, N.Y. and as Section 42, Block 266, Lot 1

BEING the same premises described in the deed to the parties of the first part herein by deed from Michael Ashkin and Sheila Ashkin, his wife, dated 10/15/85, recorded 11/11/85 in Liber 9679 Page 148.

SUBJECT TO any state of facts an accurate survey may show.
 SUBJECT TO covenants, restrictions, easements, agreements of record, if any, now in force and effect.

TAX MAP
 DESIGNATION

Dist. N.Y.

Sec. 42

Blk. 266

Lot(s) 1

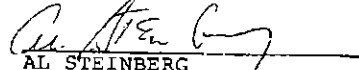
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid, AND the party of the first part, in compliance with Section 14 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:




 AL STEINBERG


 BEULA STEINBERG

STATE OF NEW YORK
COUNTY OF Nassau } ss:

On the 24th day of September in the year 1999, before me, the undersigned, a notary public in and for said state, personally appeared AL STEINBERG and BEULA STEINBERG, to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

LEGHILL
FOR THE COUNTY

Notary Public

PATRICK DOYLE
Notary Public, State of New York
No. 01604941141
Qualified in Nassau County
Commission Expires August 15, 2000

STATE OF NEW YORK, COUNTY OF

ss: STATE OF NEW YORK, COUNTY OF

On the _____ day of _____, 19____, before me personally came _____, to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of _____

_____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the _____ day of _____, 19____, before me personally came _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows _____

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw _____ execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE NO. Bellevue - 11532N

Beula Steinberg and Al Steinberg
TO

Mark Mirvis and Lyuba Mirvis

SECTION 42
BLOCK 266
LOT 1
COUNTY OR TOWN Hempstead
TAX BILLING ADDRESS

Recorded At Request of Ticor Title Guarantee Company

RETURN BY MAIL TO:

Jay W. Rosen, P.C.
600 Old Country Rd
Garden City NY 11530

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Hewlett Harbor, Town of Hempstead, County of Nassau and State of New York, known and designated as and by lot 1 in Block 266 on a certain map entitled, "Map of Carvel Homes at Hewlett, August, 1950, Vandewater & Lapp, Engineers and Surveyors" and filed in the Office of the Clerk of the County of Nassau on January 8, 1951, under file #5132, which said lot according to said map is bounded and described as follows:

BEGINNING at a point on the westerly side of Auerbach Avenue at the extreme southerly end of an arc connecting the westerly side of Auerbach Avenue with the southerly side of Bayberry North;

RUNNING THENCE along the westerly side of Auerbach Avenue, South 6 degrees 03 minutes East, 119.07 feet;

THENCE South 78 degrees 43 minutes 50 seconds West, 118.42 feet;

THENCE North 11 degrees 16 minutes 10 seconds West, 140.23 feet to the southerly side of Bayberry North;

THENCE along the southerly side of Bayberry North, North 83 degrees 52 minutes East, 120.50 feet to the extreme westerly end of the above mentioned arc;

THENCE southeasterly along said arc of a circle bearing to the right, having a radius of 10 feet, a distance of 15.71 feet to the point or place of BEGINNING.

SAID PREMISES being known as 289 Bayberry Drive North, Hewlett Harbor, N. Y. and as Section 42 Block 266 Lot 1

SCHEDULE A



NC-6-5 EXEMPTION FROM REAL ESTATE TRANSFER TAX AFFIDAVIT

STATE OF NEW YORK)
COUNTY OF NASSAU) SS.:

The undersigned being duly sworn depose and say that we submit this Affidavit in support of the exemption from the COUNTY OF NASSAU REAL ESTATE TRANSFER TAX on the grounds that this conveyance was made pursuant to a binding written contract made between Grantor and Grantee prior to August 15, 1999, as follows:

- (A) A binding contract was entered into between Grantor and Grantee on
(date) May 27 , 1999 (must be prior to August 15, 1999); and
- (B) A downpayment in the sum of (amount) \$14,000.00 ~~1999~~
was deposited on (date) 5/27/99 , 1999 in an account
maintained at Chase Bank, in the name of
(account holder) ICLA Rosenberg & Fortune, L.L.P.

The undersigned further certify that a complete copy of the fully executed contract of sale and the record of downpayment deposit shall be maintained for a period of three years from the date of this affidavit.

Wherefore, we respectfully request that this conveyance be declared exempt from taxation pursuant to Article 32-E of the Tax Law and Title 34 of the Miscellaneous Laws of Nassau County.

[Signature]
Grantor(s) Signature
Baula Steinberg

Al Steinberg
Grantor(s) Name
Baula Steinberg
289 Bayberry Drive, Hewlett Harbor
Grantor(s) Address

[Signature]
Grantee(s) Signature
Mark Mirvis

Mark Mirvis
Grantee(s) Name
Lyubov Mirvis
4232 Bedford Ave, Brooklyn
Grantee(s) Address

[Signature]
Grantor's Attorney Signature

David I. Rosenberg
Grantor's Attorney Name
666 Old Country Rd
Garden City NY 11530
Grantor's Attorney Address

[Signature]
Grantee's Attorney Signature

Jay W. Rosen
Grantee's Attorney Name
600 Old Country Rd
Garden City NY 11530
Grantee's Attorney Address

Sworn in before me this

24th day of September, 1999
[Signature]
Notary Public

PATRICK BOYLE
Notary Public, State of New York
No. 0164941141
Qualified in Nassau County
Commission Expires August 15, 2000

LEGISLATIVE
FOR RECORD